

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Regina N.K. Ndeto

Debtor

CHAPTER 13

ARCPE HOLDING, LLC

Movant

vs.

NO. 15-18989 JKF

Regina N.K. Ndeto

Debtor

Frederick L. Reigle Esq.

Trustee

11 U.S.C. Sections 362 and 1301

**ORDER**

AND NOW, this 8th day of May, 2018 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceeding, as provided under Section 362 of the Bankruptcy Abuse and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is modified with respect to the subject premises located at 305 Fairfield Avenue, Upper Darby, PA 19082 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed in lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale for purchase price may take any legal action for enforcement of



United States Bankruptcy Judge.

Jean K. FitzSimon

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